



Regional Brownfields Assessment Pilot *Glen Cove, NY*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA Region 2 has selected the City of Glen Cove for a Regional Brownfields Pilot. Glen Cove is located on the north shore of Long Island, adjacent to Hempstead Harbor and the Long Island Sound. The Glen Cove Creek area is home to a variety of industries, including marinas, recreation, light manufacturing, and public services, but also contains more than 70 acres of vacant land. The City has ten miles of waterfront, of which nearly nine miles have remained historically pristine. The remaining 1.1 mile Federal navigation channel in the Glen Cove Creek area is located in the industrial center of the City. The many brownfields and two Superfund sites in this area have adversely affected the economy and tax base of the City. Contaminants include radioactive wastes, methane, and organic solvents.

The New York Department of State (NYDOS) has identified this area as one of ten maritime centers on Long Island Sound and as an historic maritime region. The City has worked closely with NYDOS to undertake a comprehensive planning process to revitalize the Glen Cove Creek area. The project has received more than \$1,500,000 in grants and appropriations from Federal, State, local, and private sources for its efforts to accomplish the revitalization process within six years. The project includes

PILOT SNAPSHOT



Glen Cove, New York

Date of Award:
June 1997

Amount: \$50,000

Site Profile: The Pilot targets approximately 214 acres in the Glen Cove Creek area for assessment, cleanup, and redevelopment.

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activities such as completing the Local Waterfront Revitalization Program, developing a harbor management plan, creating an economic development/design plan to develop the waterfront, and dredging the Creek.

Both sides of the Creek are identified as low/moderate income areas by the U.S. Department of Housing and Urban Development (HUD). More than 400 families living within walking distance of the waterfront reside in HUD-assisted rental or owner occupied housing located in Urban Renewal Areas. The cleanup of the area's brownfields sites would greatly improve the economic and environmental situation of these residents. Redevelopment plans for the area will be designed to ensure job opportunities for disadvantaged area residents through a Hire Neighborhood Residents Program.

OBJECTIVES

The objective of the Pilot is to develop a community-based management plan that promotes reuse of brownfields in the Glen Cove Creek area as part of the overall waterfront revitalization plan. The Pilot will also help the City further its objectives of improving community participation in the development of cleanup and reuse plans, in facilitating the identification of other potential brownfields, and in conducting necessary investigation to determine whether these sites pose a public health threat.

ACCOMPLISHMENTS AND ACTIVITIES

The Pilot will:

- Identify and investigate potential brownfield sites;
- Identify and resolve potential conflicts between the City's dual goals of remediating brownfields and developing an overall harbor management plan;
- Take an active role in coordinating activities of lead agencies and responsible parties, and facilitate dispute resolution activities;
- Facilitate zoning and other changes necessary to ensure that future development of brownfields is consistent with overall waterfront redevelopment plans;
- Develop risk communication and outreach tools, including brochures and other media designed to describe technical matters in terms that are understandable to the general public;
- Coordinate public participation and environmental justice activities with the community; and
- Promote brownfields redevelopment of the sites, including defraying the costs associated with "re-zoning," identifying potentially innovative cleanup technologies, and holding interactive meetings with the community on brownfields related issues.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.